

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Farm-Rite Implement Co., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception for Office Building under the Zoning Law for Baltimore County, to use the same for Office Building purposes.

see Attached Description

NOTICE for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the same for Office Building purposes, is hereby published on Exhibit 1.

Property is to be posted and advertised as provided by Zoning Regulations. I, or we, agree to pay expenses of above recitation and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

F. & B. REALTY CORPORATION
By: John M. Nelson
Address: 100 Hanover Street
Baltimore 1, Maryland
W. Lee Thomas
Address: Campbell Building
Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this, 5th day of October, 1964, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of November, 1964, at 10:30 A.M.



INTER-OFFICE CORRESPONDENCE
DIVISION OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson 4, Maryland

TO: Mr. James E. Dyer
FROM: Gilbert M. Nelson
SUBJECT: Item #5 - ZAC Meeting September 29, 1964
Farm-Rite Implement Co. - South side McHenry Avenue at Bedford Avenue
Special Exception for Post Office

Review of the plan received August 5, 1964 for subject petition results in the following comments:
Relocation of the building to the west would permit use of perpendicular parking along the east side of the building. Furthermore, traffic movements at the existing entrances on Bedford Avenue would be improved.

Other features of the plan concerning traffic appear to be satisfactory.

Gilbert M. Nelson
Gilbert M. Nelson, Assistant Chief
Bureau of Traffic Engineering

GMB:ach



L. ALAN EVANS SURVEYORS AND CIVIL ENGINEERS
4200 ELBROOK AVENUE - BALTIMORE 14, MARYLAND - HAMILTON 6-2144
100 POPLAR STREET - CAMBRIDGE, MARYLAND - ACH 4-3131

September 24, 1964.

DESCRIPTION OF MCHEERY STREET & BEDFORD AVENUE PROPERTY

BEGINNING for the same at the corner formed by the intersection of the south side of McHenry Street, 50 feet wide, with the southeast side of Bedford Avenue as widened to a width of 45 feet, said place of beginning also being situate at the beginning of the third parcel of the land which by deed dated January 25, 1961 and recorded among the Land Records of Baltimore County in Liber W28 No. 3068 folio 206 was conveyed by Walker & Dunlap Custodians Inc. to Farm-Rite Implement Co., thence leaving said place of beginning and running and binding on said southeast side of Bedford Avenue and on the first line of said third parcel of the aforementioned deed, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, South 21 degrees 39 minutes 14 seconds East 205.00 feet to the end of said first line and to the northern outline of lot No. 41 as shown on the subdivision plat of the lands of D. W. Dwyer, thence leaving said southeast side of Bedford Avenue and running and binding on the second line of said third parcel of the aforementioned deed and also along said northernmost outline of lot No. 41 South 16 degrees 29 minutes 16 seconds West 260.21 feet to the end of said second line, thence running and binding on the third line of said third parcel of the aforementioned deed North 11 degrees 23 minutes 14 seconds West 260.50 feet to the end thereof and to said south side of McHenry Street, thence running and binding on said south side of McHenry Street and on the fourth or last line of said third parcel of the aforementioned deed North 22 degrees 00 minutes 46 seconds East 220.40 feet to the place of beginning.

Containing 55,276.80 sq. ft. of more or less.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2-20 Date of Posting: Oct 31, 1964
Posted for: Special Exception for Office Building
Petitioner: Farm-Rite Implement Co.
Location of property: South side of McHenry St. at Bedford Ave.
Location of Sign: 1/2 block on S.E. of McHenry St. at Bedford Ave.
Remarks: 3 signs
Date of return: Nov 17, 1964

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

REPORT TO ACCOUNT NO.	01-622	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
QUANTITY	016-120-X	PAID - Baltimore County, Md. - Office of Finance	50.00
			50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

REPORT TO ACCOUNT NO.	01-622	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
QUANTITY	016-120-X	PAID - Baltimore County, Md. - Office of Finance	57.05
			57.05

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 30, 1964.
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on December 29, 1964, at 11:00 A.M., before the 17th day of November, 1964, the first publication appearing on the 30th day of October 1964.

THE JEFFERSONIAN,
B. Leach
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner, November 6, 1964
FROM: George E. Gavzeles, Director
SUBJECT: 016-120-X, Special Exception for Office Building, Southeast corner of McHenry Street and Bedford Avenue. Being property of Farm-Rite Implement Company.

3rd District

Hearing: Tuesday, November 17, 1964 (10:30 A.M.)

The planning staff offers no adverse comment with respect to the subject petition. If granted, the granting should be conditioned upon approval of site development plans by the appropriate county agencies.

GEG:hms

CERTIFICATE OF PUBLICATION

OFFICE OF Community Press

K, MD, November, 19 64
I CERTIFY that the annexed advertisement of Farm-Rite Implement Company in THE COMMUNITY PRESS, a weekly newspaper in Baltimore County, Maryland, once a week, successive weeks before the 1 November 19 64, that is to say, inserted in the issues of 11-4-64

Stromberg Publications, Inc.
Publisher.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and the petitioner having met all the requirements of Section 502.1 of the Baltimore County Zoning Regulations, a special exception for a United States Post Office Branch Station, should be granted

The above re-classification should be had, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th day of November, 1964, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for should be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th day of November, 1964, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for should be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1964, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

TO THE COMMUNITY PRESS

No. Point League Needs Members

The North Point League for Better Government attended a Essex Improvement Association meeting regarding the incinerator planned for the Southeast District.

President Martinak and Board Member Banz of the Essex group explained we must fight the building of the incinerator become a dumping ground.

The North Point League invites those who would like become members to attend N & W Hospitality Room of the month at 7:30 P.M. meetings every second Monday at North Point road. For information, call Roy Girvin, AT 8-455 or Russell Lassiter, AT 4-19.

Legion Bull Roast

The Athletic Committee Post No. 38, American Legion will have a bull roast for members and guests, Saturday, November 14.

On the menu for the 8 to 10 P.M. feast will be charcoal bar-b-que beef, pigtailed, kraut and dogs, oxtail soup, raw potato salad, cole slaw, green table, pretzels, chips and beverage.

There will be music and dancing from 9 P.M. to 1 A.M. Harry Jurs and Jack Thon are chairmen.

LEARN TO DRIVE IN 5 DAYS
Free Home Pick-Up
AT DRIVER TRAINING
Call AT 4-3099

NO CASH NEEDED
NEW AND USED CAR

'63 Falcon 4 Dr

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., November 6, 1964

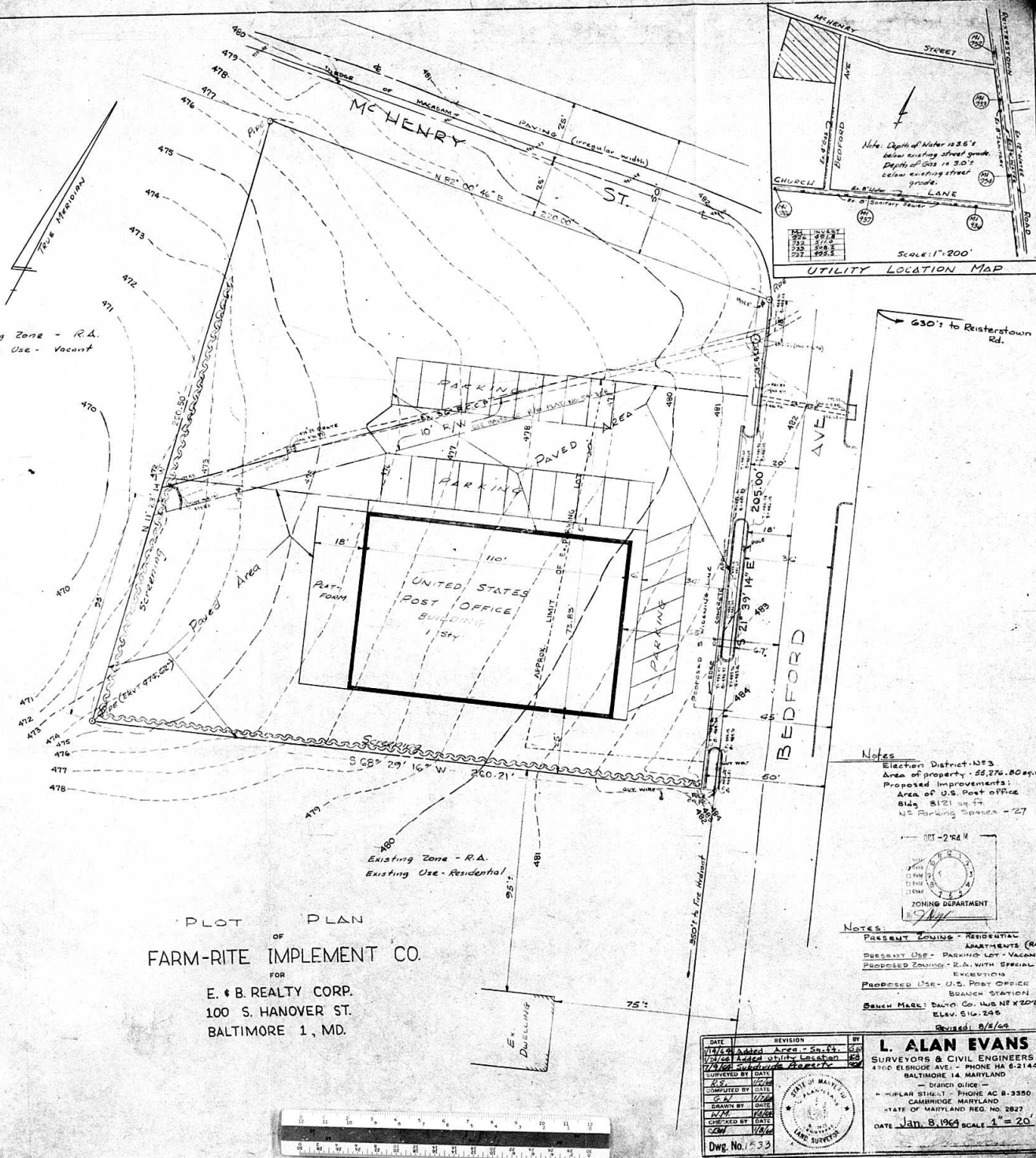
THIS IS TO CERTIFY, that the annexed advertisement of Farm Rite Implement Company was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week successive weeks before the 3rd day of November 1964; that is to say, the same was inserted in the issues of 11-4-64

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price

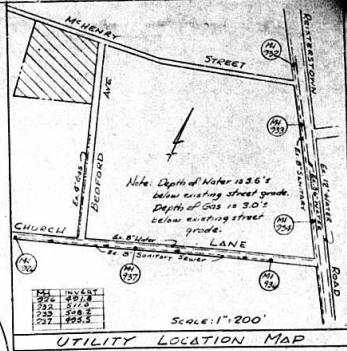
MICROFILMED

Existing Zone - R.A.
Existing Use - Vacant



PLOT OF FARM-RITE IMPLEMENT CO.

FOR
E. & B. REALTY CORP.
100 S. HANOVER ST.
BALTIMORE 1, MD.



Notes
Election District - N-3
Area of property - 55,276.80 sq. ft.
Proposed Improvements:
Area of U.S. Post Office
Bldg. 8121 sq. ft.
N.E. Parking Space - 27



NOTES:
PRESENT ZONING - RESIDENTIAL APARTMENTS (RA)
PRESENT USE - PARKING LOT - VACANT
PROPOSED ZONING - R.A. WITH SPECIAL EXCEPTION
PROPOSED USE - U.S. POST OFFICE BRANCH STATION
BENCH MARK: BALTO. CO. U.S. N.T. & T. 20' M.
ELEV. 514.20' ±
Revised: 8/1/64

DATE	REVISION	BY
7/1/64	Added Area - 50.44	EA
7/1/64	Added Utility Location	EA
7/1/64	Substitute Property	EA
DESIGNED BY: L.A.E.		
CHECKED BY: L.A.E.		
DRAWN BY: L.A.E.		
DATE: 7/1/64		
CHECKED BY: L.A.E.		
DATE: 7/1/64		
DWG. NO. 1533		

L. ALAN EVANS
SURVEYORS & CIVIL ENGINEERS
4700 ELSHOD AVE. - PHONE HA 5-2145
BALTIMORE 14, MARYLAND
— BRANCH OFFICE —
— HUPMAN STREET — PHONE AC 8-3350
— CAMBRIDGE MARYLAND
— STATE OF MARYLAND REG. NO. 2827
DATE Jan. 8, 1964 SCALE 1" = 20'

